



Los Angeles Grand Avenue Authority



Board of Directors

Hon. Gloria Molina, Chair
Hon. Jan Perry, Vice Chair
David E. Janssen, Secretary
Robert R. "Bud" Ovrom
Sunne Wright McPeak, Ex Officio

MARCH 20, 2006 MINUTES

The thirteenth meeting of the Los Angeles Grand Avenue Authority was held March 20, 2006 at the Kenneth Hahn Hall of Administration, Room 374 A, 500 West Temple Street, Los Angeles, CA.

CALL TO ORDER

Chairperson Gloria Molina noting a quorum called the meeting to order at 10:10 a.m. The following Directors were present, constituting a quorum of the Authority:

Honorable Gloria Molina, Supervisor First District, Los Angeles County
Honorable Jan Perry, Councilmember Ninth District, City of Los Angeles
David E. Janssen, Chief Administrative Officer, Los Angeles County
Robert R. "Bud" Ovrom, Chief Executive Officer, Community Redevelopment Agency, City of Los Angeles

APPROVAL OF THE JANUARY 23, 2006 MINUTES

On motion of Director Perry, seconded by Director Janssen, the Authority unanimously approved the January 23, 2006 minutes.

GRAND AVENUE COMMITTEE STATUS REPORT

Eli Broad, Chair, Grand Avenue Committee, reported the building design for Phase I is moving swiftly at Frank Gehry's office. Environmental analysis is ongoing and the Draft EIR should be available to the public in July 2006. The Civic Park Agreement outlines the rights, responsibilities and obligations of the Developer in overseeing the design and construction of the Civic Park. Mr. Broad noted the Developer is taking on the responsibility as part of the overall project and will be repaid the costs they incur but will not be paid a profit.

Bill Witte, Related Companies, reported the next round of public outreach meetings are set to occur in the near future and technical studies focusing on slip ramps and grading issues are also underway. Additionally, the Developer is seeking programming and sponsorship to maintain the Park upon its completion. The Related Companies primary goal is to provide the Authority reasonable options to ensure the project's overall success. The Schematic Design of the Park will be presented at the April Authority meeting.

Director Perry asked how the Developer is able to extract workable ideas from the public regarding the Civic Park design. Mr. Witte advised that budget costs/parameters have assured that the Park Design focus is based primarily on fundamental uses. Further, the public's feedback and ideas regarding improvements to the Park are being considered but not necessarily acted upon at this juncture.

In response to Director Molina, accessibility issues surrounding the Park Design have been thoroughly researched and will be outlined in detail at the April 24, 2006 Grand Avenue Authority meeting.

CIVIC PARK DESIGN AGREEMENT – Action and direction to staff on agreement with Related Companies to undertake the design of the Civic Park

Martha Welborne reported the Park Design Agreement entails the responsibilities of the Developer, the scope of work, phases of work, a schedule of performance, and the roles of team members. The Agreement also establishes the maximum overall budget of \$51 million; of which 50 million derives from the pre-paid ground rent for Phase 1, plus an additional \$1 million that was earmarked for the project from Proposition 40 funds. \$50 million of the \$51 million is unavailable to the Authority as cash until the California Environment Quality Act (CEQA) is completed and the Disposition and Development Agreement (DDA) is signed. The terms of the Agreement require the Developer to cover the costs out of pocket for design and management until the Letter of Credit is made available.

Director Perry asked if the Park Agreement clearly defines the budget parameters and the role of the Developer in the design process. The agreement cites that the Developer must invoice the Committee before funds are released and all monies invoiced will require Authority approval.

Director Molina asked if the project is on schedule. Ms. Welborne advised the project is on schedule and the Developer must complete the Civic Park on/before the date of the Development sites.

Director Molina inquired if budget restrictions will be emphasized during the upcoming public outreach meetings. Ms. Welborne suggested advising the public that there is \$51 million available to fund the project and provide a price-cost breakdown for each concept of the design.

On motion of Director Perry, seconded by Director Janssen, the Authority unanimously approved to authorize the Chair to sign the Civic Park Design agreement similar to the distributed draft contract after approval as to form by County Counsel.

PROP. 40 COOPERATION AND SUB-GRANT AGREEMENT – Action and directions to staff on agreement between City of Los Angeles and the Authority for park design funding

Ms. Welborne reported the agreement outlines the responsibilities and obligations of all parties using these funds. The Agreement includes: the basic scope of work; schedule of performance; payment schedule; and basic invoicing/reporting procedures. Working on behalf of the Authority, the Grand Avenue Committee will request payment at the end of each defined phase of work. The total amount of funds will not be received until after the completion of final Construction Documents. Ms. Welborne commended and introduced two City of Los Angeles employees for their diligence in expediting the Sub-Grant Agreement: Susan Huntley, Department of Recreation and Parks, and Marcia Gonzales-Kimbrough, Deputy Attorney, Department of Recreation and Parks.

On motion of Director Perry, seconded by Director Janssen, the Authority unanimously approved to authorize the Chair to sign the Prop. 40 Cooperation and Sub-Grant Agreement similar to the distributed draft contract after approval as to form by County Counsel.

REVISED BUDGET FY 2005-2006 – Action and directions to staff on proposed budget revisions for the Grand Avenue Committee

On behalf of the Committee, Ms. Welborne requested a budget amendment in the amount of \$300,000 to cover consultant fees. Ms. Welborne advised the \$300,000 would be paid evenly between the City and County.

On motion of Director Perry, seconded by Director Janssen, the Authority unanimously approved the Revised FY 2005-2006 Budget.

DISCUSSION OF FUTURE AGENDA ITEMS, DATE OF THE NEXT MEETING

Ms. Welborne reported the next meeting is scheduled for Monday, April 24, 2006 upon which Architect Frank Gehry and design team along with the Related Companies will present the Schematic Design for Phase 1. Further, a reception will follow immediately after the meeting at the Disney Concert Hall whereupon the design will be presented to the public.

PUBLIC COMMENT

Joe Lumer, 5 Star Parking, commented on the importance of addressing the scarcity of parking spaces available and suggested the Authority consider sub-terranean parking as a solution. Ms. Welborne advised parking at the Court of Flags building will replace the loss of parking spaces at Lot 11. Mr. Lumer offered to draft a proposal to the Authority regarding additional parking considerations.

Brady Westwater, President, Downtown Los Angeles Neighborhood Council, addressed the Authority regarding the significance of parking space availability to the Civic Park Design.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:58 a.m.